

PROJECT: Winding Hollow Zoning District Rezoning – ZC-73-2013 (207.4+/- acres)
APPLICANT: THE NEW ALBANY COMPANY C/O UNDERHILL YAROSS LLC
EXISTING ZONING: AGRICULTURAL DISTRICT (AG) (IN NEW ALBANY- AS IT IS ANNEXED OR UNDER ANNEXATION)
RFBA DISTRICT: Park/Open Space and Rural Residential - However, for review purposes, used Office

EVALUATION CHECKLIST
 EVALUATED FOR RFBA: OCTOBER 15, 2015
 BY: STEPHEN MAYER (CNA)

SUB-AREA	REQUESTED ZONING	RFBA DISTRICT	USE TYPE	ACREAGE	Sq. Ft. OR # OF UNITS	PROPOSED DENSITY	RFBA PERMITTED DENSITY		PUBLIC PARKLAND	
							BASE (10k/acre)	BONUS (12k/acre)	PROVIDED	REQUIRED
	L-OCD	Office	Office	207.4	N/A	N/A	220,000 sf	264,000 sf	N/A	N/A
TOTAL ACREAGE				207.4						
TOTAL RETAIL SPACE				0			N/A	N/A		
TOTAL OFFICE SPACE				207.4			220,000 sf	264,000 sf		

EVALUATION SUMMARY		YES	PARTIAL	NO	?	COMMENTS
1.0	Key Principles	5	0	0	0	
2.0	Strategies	7	0	0	0	
3.0	General Development Standards	16	4	1	0	
4.0	District Development Standards	13	8	2	0	
TOTAL		41	12	3	0	95% compliant [54/56=94.6%]

KEY:

✓ = met p = partially met ? = cannot determine (-) N/A = not applicable

1.0 Key Principles	Yes	No	Comments
1.1 Maintain aesthetic character of rural roads.	✓		55' setback on roads allows for maintaining rural aesthetic. City code encourages undeveloped areas to remain in their natural state.
1.2 Use open space as an organization element.	✓		Landscape setbacks will create a hierarchy of space on the site for development.
1.3 Use a compact form of development in town and village clusters with defined edges such as green belts and natural corridors.	-	-	N/A area
1.4 Develop mixed uses in town and village centers.	-	-	N/A area
1.5 Develop diversity in housing prices and types.	-	-	N/A
1.6 Create a center focus that combines civic, cultural, and recreational uses,	-	-	N/A
1.7 Create an ample supply of squares, greens parks and landscaping.	✓		Preservation plan establishes large areas where no development can occur. Large setbacks with the addition of trees will increase the amount of green areas and trees for the area. Parking areas and parking screening will be provided with landscaping.
1.8 Guarantee permanent protection of greenbelts, streams, creeks, woodlands, grasslands, wetlands, and historic sites.	✓		Preservation plan establishes large areas where no development can occur.
1.9 Development in town must be located within easy walking or biking distances of other neighborhoods, schools, retail centers and transit stops.	-	-	N/A area
1.10 Development must pay its own way. <i>(No criteria to review this std established)</i>	✓	-	The impact statement provided in the zoning text gives a good gauge for the positive impact of the development on the community.

2.0 Strategies	Yes	No	Comments
2.1 Development should be compatible with the rural landscape.	✓		Large landscape setbacks along adjacent property boundaries are substantial.
2.2 Higher density residential should be located adjacent to open space.	-	-	N/A
2.3 Reserve the natural features.	✓		Preservation plan establishes large areas where no development can occur.
2.4 Retail development should be community-based.	-	-	N/A
2.5 Developers should be encouraged to mix uses and housing types where appropriate.	-	-	N/A
2.6 Historic and cultural resources should be protected and preserved.	-	-	None known.
2.7 Scenic qualities along roadways should be maintained.	-	-	N/A
2.8 Rural character of the land along regional roads should be maintained.	✓		This site is located along rural roads such as Babbitt, Dublin-Granville, and Beech. The OCD chapter encourages undeveloped areas to remain in their natural state. As a result, the rural character will likely be maintained.
2.9 Density bonuses and design flexibility are encouraged to allow cluster development.	✓		The development standards help encourage clustering of development on the site via more stringent lot coverage restrictions contained in the limitation text.
2.10 Neighborhood commercial uses should be confined to the community centers or plazas.	✓		No retail is permitted on the site.

2.11 Future development should have adequate facilities such as parkland, schools, and police protection, to support the new development. (<i>Community-wide strategy.</i>)	✓		Impact statement provides explanation of support for community services.
2.12 Land that has direct access to the expressway should be designated for light industry, office or commercial use.	✓		Site is located close to the interstate and the applicant is requesting rezoning to OCD (Office Campus District).

3.0 General Development Standards	Yes	No	Comments
3.1 Open Space			
3.1.1 Strategies to preserve and maximize open space.	✓		Substantial setbacks provided, high % of max. lot coverage provided
3.1.2 Maintain major stream corridors in their natural state or allow such state over time.	✓		Preservation plan and city's riparian code will maintain streams to remain in their natural state.
3.1.3 Construct pathways through stream corridors.	p		Will be reviewed at the time of development.
3.1.4 Rural road open space should be left in its natural wooded state, be allowed to revert to that state, or remain as farmland or grassland.	✓		The OCD chapter encourages undeveloped areas to remain in their natural state. As a result, the rural character will likely be maintained.
3.1.5 Open space should connect with stream and rural road spaces and with each other.	p		Will be reviewed at the time of development.
3.1.6 Maximum lot coverage of buildings and parking lots shall not exceed 70%.	✓		A lot coverage standard of 70% is provided.
3.2 General Landscape, Screening & Buffering			
3.2.1 Street trees on both sides of new public and private streets at a maximum separation of 30 feet apart, unless tree groupings (of equal quantity) are more practical.	✓		City code requirement.
3.2.2 Preserve or replace hedgerows on rural roads and arterials. Within rural road setback, provide 4 trees/100 lineal feet in natural hedgerow manner. Mix of 2" caliper trees.	p	-	The OCD chapter encourages undeveloped areas to remain in their natural state. As a result, the rural character will likely be maintained.
3.2.3 Landscaping within the setback along roadways should appear natural in character.	p	-	The OCD chapter encourages undeveloped areas to remain in their natural state. As a result, the rural character will likely be maintained.
3.2.4 Site layout should avoid unnecessary destruction of wooded areas. Attempt to preserve existing trees and tree rows.	✓		The OCD chapter states No existing trees within the undeveloped areas shall be removed or destroyed unless they are shown to be diseased, interfere with utilities, or are part of a development plan.
3.2.5 Landscape designs reviewed by registered landscape designer or architect.	✓		Commitment in text to provide review and approval by City Landscape Architect (L. A.).
3.2.6 Minimum size at installation shall be 2" caliper for deciduous shade and ornamental trees and 6' high for evergreen trees. Landscaping requirements may be waived if healthy plant material within the setback area is preserved.	✓		Commitment in text
3.2.7 Headlight screening of parking lots should be a minimum of 4 feet high.	✓		Headlight screening required by code.
3.2.8 Mounding for screening purposes are usually 4' foot high having a 3:1 slope beginning at the setback line, a 5' wide crest, and sloping gently to the R.O.W. line. Mounds should be landscaped with a mix of shrubs, deciduous, evergreen, and ornamental trees.		✓	
3.3 Lighting			
3.3.1 Fully shielded, cut-off lighting used.	✓		Committed in text
3.3.2 Security lighting is "motion sensor" type.	✓		Committed in text
3.3.3 Outdoor light poles do not exceed 30 feet.	✓		A maximum light pole height of 30 feet is committed in the text.
3.3.4 All wiring is underground.	✓		Text commits to all new electrical utilities to be underground.

3.3.5 All external outdoor lighting fixtures are similar.	✓		Committed in text
3.3.6 Ground mounted lighting is shielded and landscaped.	✓		OCD chapter requirement.
3.4 Roadways			
3.4.1 Roadways should follow the Roadway Plan.	-	-	N/A
3.4.2 Appropriateness of street light fixture, type, and light level of the luminaire.	✓		Text commitment that street lights meet city standards.
3.4.3 Size and use of streets should be consistent with Accord.	-	-	N/A
4.0 District Development Standards	Yes	No	Comments
4.1 Office			
4.1.1 The office zones are envisioned as campus-style suburban office development where greens and landscaping play a prominent role in public open space delineation.	✓		Large area encourages campus-style development due to size. Green setbacks from adjacent properties and roadways are in place.
4.1.2 Office uses and other significant employment and revenue producing uses are permitted in this district.	✓		Zoning will allow for high revenue producing businesses.
4.1.2 Buildings should front major roadways with parking located behind the buildings.	p		The city's Design Guidelines and Requirements require building have active and operable doors along public right-of-ways and cannot back onto streets.
4.1.3 Building arrangements should provide convenient and safe pedestrian connections between buildings and parking lots, and other civic or public uses.	✓		Committed in text.
4.1.4 Permitted Base Density is 10,000 square feet per acre; with bonus up to 12,000 sf.	-	-	N/A
Streets			
4.1.5 Streets within the Office District should be two-way.	✓		City's Strategic Plan calls for 2 lane road with center turn lane.
4.1.6 On-street parking is discouraged.	✓		None proposed.
4.1.7 Sidewalks should be provided to encourage walking and should be setback a minimum of 10 feet from the street.	p		City code requires sidewalks or leisure trail along all streets. Minimum setback from the street is 6 feet.
4.1.8 Street trees should be provided on both sides of the street at a minimum of 40 feet on center.	✓	-	City code requirement.
4.1.9 Streets should connect with each other. Cul-de-sacs are discouraged	p	-	City code discourages cul-de-sacs and dead end streets. Street network to be determined.
Parking			
4.1.10 Primary parking should be located behind office buildings and not between the primary street and the office buildings. Minimal short-term visitor and "drop-off" parking can be provided at the front of the building.		✓	Parking will be addressed at the time of development submittal.
4.1.11 Parking lots between buildings should be interconnected to encourage parking areas shared among buildings to reduce paved areas.		✓	Shared parking/access between parcels should be allowed and will be addressed at the time of development. The type of development will address the necessity of this.
4.1.12 Parking areas should be screened from view by evergreen landscape materials or masonry walls to a height of no less than four feet.	✓		Screening of parking lots will be per code which achieves a similar result. The landscape setback will provide substantial screening.
4.1.13 Parking areas located behind buildings should include curbed landscape spaces with deciduous trees. These landscaped areas shall amount to not less than five percent of the vehicular use area and be evenly distributed throughout the parking area to minimize the visual impact of the parking areas.	✓		Zoning code requirements require 5% of parking lot landscaping.
4.1.14 Use of non-automotive transportation such as walking and bicycling is encouraged. Bicycle	p		Leisure trails or sidewalks are required to be installed to encourage

parking should be convenient, covered and located near all building entrances.		walking and biking.
4.1.15 The maximum amount of parking permitted is one space per 250 square feet.	p	Parking will be provided per zoning code which may exceed 1/250 square feet and may be necessary to provide ample parking for the future users.
Civic / Public Space		
4.1.16 Office buildings should be setback from the primary street right-of-way a minimum of 50 feet to maintain a natural greenway as a visual amenity.	✓	Front setback is 55 feet from the right-of-way line
4.1.17 Common open spaces or greens that are framed by buildings and that create a “campus-like” office environment are encouraged.	p	This standard will be reviewed at the time of development submittal. The city’s Design Guidelines and Requirements encourages this type of development.
Site Orientation		
4.1.18 Buildings should be orientated to front the primary public roadways.	✓	The city’s Design Guidelines and Requirements requires primary entrance to be significantly prominent and will address whichever street is its front door. All elevations visible to streets will look similar in level of detail as the front elevation.
4.1.19 All lots should front on public or private roads.	✓	Required by city’s Design Guidelines and Requirements.
4.1.20 When open space between buildings occurs, pedestrian connections shall be established between the rear parking area and the sidewalk in the front of the building.	p	Pedestrian connections are required by code for handicapped accessibility in most places and will be addressed at development plan review.
Architecture		
4.1.21 Buildings should be sited in relationship to each other to provide convenient pedestrian connections between each building, to parking, and to any other civic or public uses within convenient walking distances.	p	At the time of development, we will review this standard.
4.1.22 The maximum building height is three stories, not to exceed 65 feet in height.	✓	Zoning text provides for 65’ height limitation.
4.1.23 Any side of a building that faces a public right-of-way or green shall be of compatible materials and style as the other sides of the building.	✓	Required by city’s Design Guidelines and Requirements.